

011.0

0002

0010.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

USE VALUE:

1,037,500 / 1,037,500

ASSESSED:

1,037,500 / 1,037,500


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
16		SWAN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: STATHAKIS NICHOLAS -ETAL	
Owner 2: STATHAKIS KOSTANTINA	
Owner 3:	

Street 1: 16 SWAN STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

NARRATIVE DESCRIPTION

This parcel contains 4,900 Sq. Ft. of land mainly classified as Apts. 4-8 with a Apts 4-8 Building built about 1890, having primarily Vinyl Exterior and 3316 Square Feet, with 4 Units, 4 Baths, 0 3/4 Bath, 0 HalfBath, 14 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B1	NEIGH OFFI	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
111	Apts. 4-8		4900		Sq. Ft.	Site		0	70.	1.16	11									396,899						396,900	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
111	4900.000	640,600		396,900	1,037,500		8690
							GIS Ref
							GIS Ref
							Insp Date
							02/17/18

Total Card	0.112	640,600		396,900	1,037,500	Entered Lot Size
Total Parcel	0.112	640,600		396,900	1,037,500	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	312.88	/Parcel: 312.8	Land Unit Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	111	FV	607,800	0	4,900.	396,900	1,004,700	1,004,700	Year End Roll	12/18/2019
2019	111	FV	515,300	0	4,900.	396,900	912,200	912,200	Year End Roll	1/3/2019
2018	111	FV	515,300	0	4,900.	266,500	781,800	781,800	Year End Roll	12/20/2017
2017	111	FV	484,000	0	4,900.	255,200	739,200	739,200	Year End Roll	1/3/2017
2016	111	FV	484,000	0	4,900.	232,500	716,500	716,500	Year End	1/4/2016
2015	111	FV	437,000	0	4,900.	187,100	624,100	624,100	Year End Roll	12/11/2014
2014	111	FV	437,000	0	4,900.	167,300	604,300	604,300	Year End Roll	12/16/2013
2013	111	FV	437,000	0	4,900.	158,800	595,800	595,800		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	17756-143		1/1/1987		99	No	No	A	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/4/1994	556	Manual	3,200					REBUILD PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
2/17/2018	MEAS&NOTICE	KB	Kevin B
4/7/2009	Meas. Denied	345	PATRIOT
9/24/1999	Mailer Sent	256	PATRIOT
9/24/1999	Measured	256	PATRIOT
11/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA

1985!			
PRINT			
Date	Time		
12/10/20	16:40:39		
LAST REV			
Date	Time		
10/09/19	16:50:06		
apro			
985			
ASR Map:			
Fact Dist:			
Reval Dist:			
Year:			
LandReason:			
BldReason:			
CivilDistrict:			
Ratio:			

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 20 - Apts 4-8	Full Bath: 4	Rating: Average		A Bath:	Rating:												
Sty Ht: 2H - 2 & 1/2 Sty	3/4 Bath:	Rating:		A 3QBth:	Rating:												
(Liv) Units: 4	1/2 Bath:	Rating:		A HBth:	Rating:												
Foundation: 3 - BrickorStone	A OthrFix:	Rating:															
Frame: 1 - Wood																	
Prime Wall: 4 - Vinyl																	
Sec Wall:		%															
Roof Struct: 1 - Gable																	
Roof Cover: 1 - Asphalt Shgl																	
Color: YELLOW																	
View / Desir:																	
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID				SKETCH					
Grade: B - Good (-)	Kits: 4	Rating: Average		1st Res Grid	Desc: Line 1	# Units: 2											
Year Blt: 1890	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O					
Alt LUC:																	
Jurisdct:																	
Const Mod:																	
Lump Sum Adj:																	
INTERIOR INFORMATION				CONDOS INFORMATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD	Location:			Exterior:	No Unit	RMS	BRS	FL									
Prim Int Wall: 2 - Plaster	Total Units:			Interior:	2	4	2	M									
Sec Int Wall:	Floor:			Additions:	2	3	1	M									
Partition: T - Typical	% Own:			Kitchen:													
Prim Floors: 3 - Hardwood	Name:			Baths:													
Sec Floors:	Total:	22.67	%	Plumbing:													
Bsmnt Flr: 12 - Concrete				Electric:													
Subfloor:				Heating:													
Bsmnt Gar:				General:													
Electric: 3 - Typical				Totals	4	14	6										
Insulation: 2 - Typical																	
Int vs Ext: S																	
Heat Fuel: 1 - Oil																	
Heat Type: 5 - Steam																	
# Heat Sys: 2																	
% Heated: 100	% AC:																
Solar HW: NO	Central Vac:	NO															
% Com Wall	% Sprinkled:																
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:	PARCEL ID				SKETCH				
SPEC FEATURES/YARD ITEMS								011.0-0002-0010.A									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:					Total Special Features:								Total:			